

Residential Areas Within Town

One of the first things one notices about Map 6 is the large amount of land within town which is characterized as having severe limitations for dwellings, yet there are residences in these areas. Wetness is an all too common characteristic of these Rains and Lynchburg soils because of the prevalence of a high water table. Drainage is often a problem. And as new residences and/or businesses locate on some of the vacant lots, the problem will grow.

For the average homebuilder who elects to build in this area, wetness will be the major problem encountered. However, to the extent that any office, institutional, or apartment building erected will remove some of this land from the open space category, the additional drainage problems may require the consideration of detention storage and controlled release. An amendment to the present subdivision regulations would be the mechanism for implementation.

The Goldsboro and Norfolk series are dominant in the northwestern quadrant of the town. Soils here are well suited for residential purposes but there are not too many vacant lots. The subdivision north of Peedin Road is well situated on the Norfolk series. Increased development here would seem highly desirable, and there is an ample supply of vacant lots. The subdivision south of Jones and west of Summer Streets is sited on Coxville and Norfolk soils--predominantly--which have severe and slight limitations, respectively, for dwellings. Most of the Coxville land abuts the town limits and Jones Avenue. Residential development here will likely encounter wetness, possible foundation problems due to a moderate shrink swell potential, and high corrosivity of steel and concrete.

Residential Growth in the Extraterritorial Area

When one looks at the housing pattern within the extraterritorial area (Map 1) and notes the areas where slight to moderate problems with septic tanks could be expected (Map 7), it is interesting to note that a fair number of houses are located on such soils. On the other hand though, many houses along U. S. 301 north and S. R. 2332 are located on soils with severe limitations.

Comparisons of the existing land use maps between the 1971 study and the current study are not overly helpful in that some of the extraterritorial area is omitted in the former. The semblances that are notable though are the relatively heavy residential pattern along River Road leading out of town and along S. R. 1900; the general sparcity of residential units on other roads (with the exception of S. R. 2332 and U. S. 301 which were not previously depicted) is as prevalent today as in 1971. A discussion with the town's building inspector confirms the fact that very little construction has occurred along these roads in this six year interval. It therefore seems safe to state that with the exception of Rick's Mobile Home Court on Ricks Road and another mobile home court at the intersection of U. S. 301 and S. R. 2332, residential development in the extraterritorial area has been rather dormant.